

TO LET

22 FREDERICK STREET EDINBURGH EH2 2JR

LOCATION

The subject property is located on the west side of Frederick Street within the block between Princes Street to the south and George Street to the north, and more particularly, between Rose Street and George Street.

Nearby occupiers include Co-operative Food Supermarket, The North Face, Trespass, Laing the Jeweller and Skipton Building Society.

DESCRIPTION

The leased premises comprise a retail unit arranged over ground and basement floors. It has fully glazed frontage onto Frederick Street. The basement accommodation is utilised as a staff and storage area.

ACCOMMODATION

The subjects comprise a ground and basement retail unit coming part of a traditional listed building. The approximate areas extend to:

Ground	834 sq ft (77.48 sq m)
Basement	716 sq ft (66.52 sq m)

ASKING TERMS

The premises are available by way of a new 10 year Full Repairing and Insuring lease. Any medium to long term lease will provide for upwards only rent reviews at periodic intervals.

RENT

Available on request.

PRIME RETAIL UNIT



RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Rateable Value of £87,300.

EPC

Full documentation can be provided upon request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the transaction. The ingoing occupier will be responsible for LBTT and registration dues, if applicable.

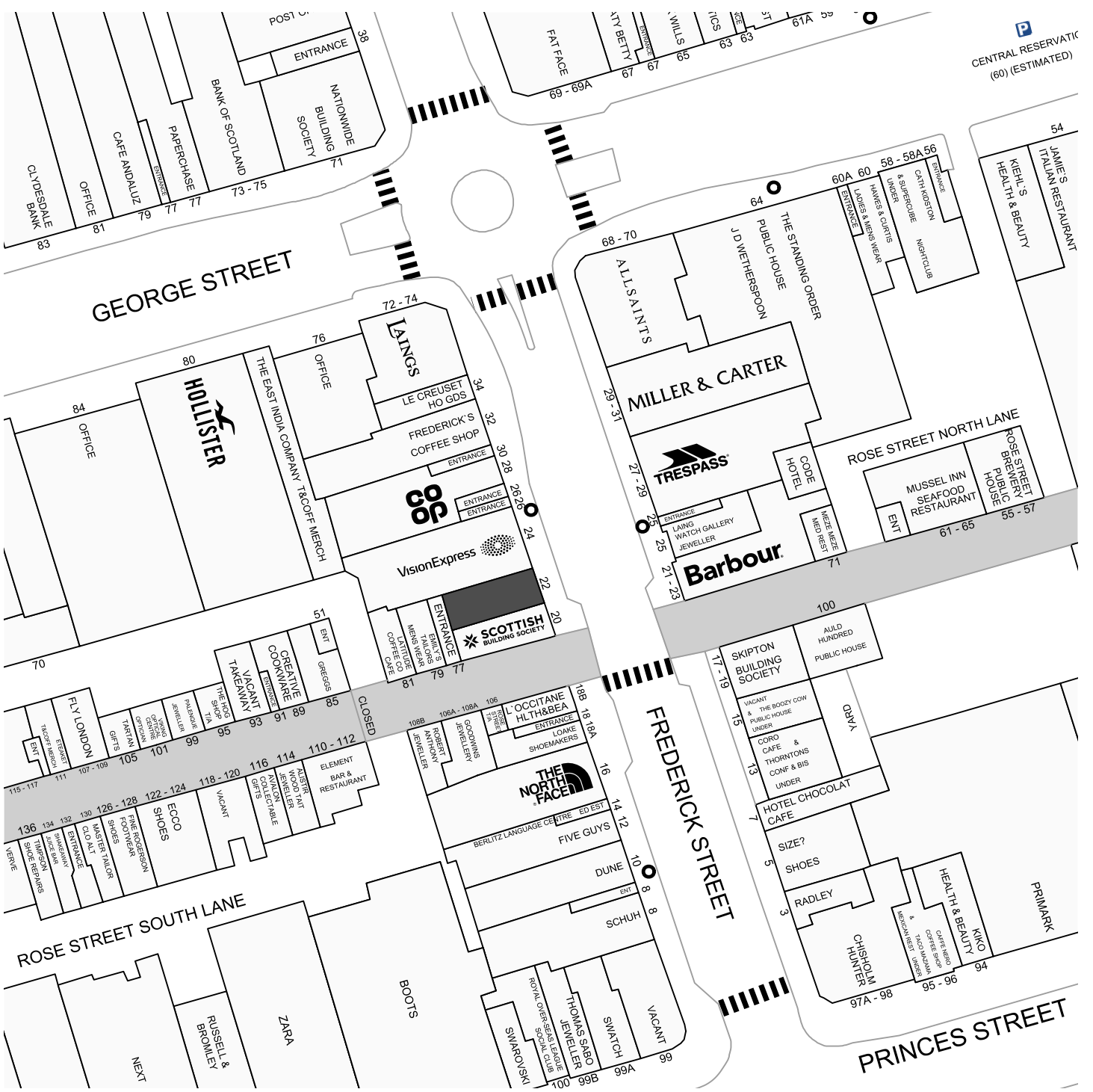
VIEWING & FURTHER INFORMATION

Strictly via the agents:

breck PROPERTY CONSULTANTS
breckpc.co.uk EST. 2009

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